



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, February 5, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, February 5, 2019**

**@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

**Jolene Kiolbassa – Chair  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Betsy Greenberg – Parliamentarian  
David King  
Abigail Tatkow**

**Absent**

**Ana Aguirre – Secretary  
Nadia Barrera-Ramirez  
Dustin Breithaupt  
Sunil Lavani**

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from meeting January 29, 2019.

Approval of minutes from meeting January 29, 2019 was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

## C. PUBLIC HEARINGS

1. **Final Plat from an approved Preliminary Plan:** [C8J-2017-0235.0A - Bella Fortuna Phase 1 Final Plat, A Small Lot Subdivision](#)  
Location: Approximately 11500 Bradshaw Road, Onion Creek Watershed  
Owner/Applicant: Views at Onion Creek L.P. (Bob Ruggio)  
Agent: Doucet & Associates (Davood Salek)  
Request: Approval of the Bella Fortuna Phase 1 Final Plat, A Small Lot Subdivision consisting of 147 lots on 32.04 acres  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0235.0A - Bella Fortuna Phase 1 Final Plat, A Small Lot Subdivision located at approximately 11500 Bradshaw Road was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

2. **Final Without Preliminary Plan:** [C8J-2017-0224.0A - Nguyen Subdivision, Resubdivision of a Portion of Lot 2, Block A, Kruger Subdivision](#)  
Location: Parmer Lane, Harris Branch Watershed  
Owner/Applicant: RR Company of America, LLC (Rodney Savoy)  
Agent: Catalyst Engineering Group (Tim Moltz)  
Request: Approval of the resubdivision of a portion of Lot 2, Block A, Kruger Subdivision into 3 lots on 4.80 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), 512-854-7562  
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0224.0A - Nguyen Subdivision, Resubdivision of a Portion of Lot 2, Block A, Kruger Subdivision located at Parmer Lane was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

- 3. Resubdivision:** [C8-2018-0131.0A - State Farm plat](#)  
Location: 13801 North FM 620 Road Northbound, Lake Creek Watershed  
Owner/Applicant: Coppell Building, Ltd. (Rita Santamaria)  
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Divine)  
Request: Approval of the resubdivision of Lot 2, Block D of the State Farm Section Four plat, comprised of two lots on 6.82 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0131.0A - State Farm plat located at 13801 North FM 620 Road Northbound was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

- 4. Site Plan** [SP-2014-0253D\(XT2\) - The Overlook at Amarra Drive](#)  
**Extension:**  
Location: 4401 Amarra Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Stratus Properties Operating Co. LP (Erin D. Pickens, SR.)  
Agent: LJA Engineering & Surveying, Inc. (John Clark)  
Request: Applicant requests a four year extension to the approved site plan.  
Staff Rec.: **Recommended**  
Staff: [Clarissa Davis](#), 512-974-2122  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0253D(XT2) - The Overlook at Amarra Drive located at 4401 Amarra Drive Motion to grant Staff's recommendation of was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

- 5. Zoning:** [C14-2018-0134 - Avery Ranch at 183A; District 6](#)  
Location: U.S. Highway 183A Toll Road and Avery Ranch Boulevard, Buttercup Creek / South Brushy Creek Watersheds  
Owner/Applicant: Texas Department of Transportation (Jess Berglund)  
Agent: The Drenner Group, PC (Amanda Swor)  
Request: I-RR to MF-4  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner King to grant Staff's recommendation of MF-4 district zoning for C14-2018-0134 - Avery Ranch at 183A located at U.S. Highway 183A Toll

Road and Avery Ranch Boulevard was approved on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

- 6. Rezoning:** [C14-2018-0111 - Westminster; District 10](#)  
Location: 4100 Jackson Avenue, Johnson Creek / Shoal Creek Watersheds  
Owner/Applicant: Westminster Manor Health Facilities Corp  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: GO and GO-MU-CO to CS-MU-CO  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-CO combining district zoning was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

- 7. Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)  
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek / Williamson Creek Watersheds  
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)  
Agent: South Llano Strategies (Glen Coleman)  
Request: CS-CO to CS-CO, to change a condition of zoning  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO, combining district zoning, to change a condition of zoning was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

- 8. Final Plat -** [C8-2017-0303.2A.SH - Persimmon Final Plat \(Withdraw / Resubmittal of C8-2017-0303.1A.SH\); District 2](#)  
**Previously Unplatted:**  
Location: 7051 Meadow Lake Boulevard, Onion Creek Watershed  
Owner/Applicant: Austin Habitat for Humanity Inc.  
Agent: Dunaway/Urban Design Group (Vanessa Mendez)  
Request: Approval of the Persimmon Final Plat (Withdraw / Resubmittal of C8-2017-0303.1A.SH) composed of 2 lots on 14.67 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 9. Preliminary Plan:** [C8J-2019-0011 - Forest Bluff Section 7](#)  
Location: FM 969 Road, Decker Creek Watershed  
Owner/Applicant: JB DI Development (John Lloyd)  
Agent: Randall Jones & Associates Engineering, Inc. (Israel Ramirez, P.E.)

Request: Approval of the Forest Bluff Section 7 Preliminary Plan composed of 86 lots on 15.28 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-08 and C-09 was approved on the consent agenda by Commissioner King, seconded by Commissioner Greenberg on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

#### **D. NEW BUSINESS**

##### **1. [Initiation of Rezoning for 12636 Research Boulevard](#)**

Request from staff to initiate a rezoning case for the property located at 12636 Research Boulevard to correct a long standing error on the zoning map that inadvertently resulted in a downzoning of a portion of this property from GR-CO to LR in August 2016.

[Sherri Sirwaitis](#), 512-974-3057

Planning and Zoning Department

Motion by Commissioner King, seconded by Commissioner Greenberg to initiate a rezoning case for the property located at 12636 Research Boulevard was approved on a vote of 7-0. Commissioners Aguirre, Barrera-Ramirez, Breithaupt and Lavani absent.

#### **E. ITEMS FROM THE COMMISSION**

##### **1. Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Item disposed without discussion.

#### **F. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

#### **G. COMMITTEE REPORTS**

##### [Codes and Ordinances Joint Committee](#)

(Commissioners: Breithaupt, Denkler and Greenberg)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

Commissioner Evans stated the Committee will convene in a special called meeting on March 1, 2019.

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

No report provided.

**ADDENDUM**

**D. NEW BUSINESS**

**2. Rescind Previous Action Related to 11603 Tedford Street.**

Discuss and consider rescinding action taken on January 29, 2019 regarding resubdivision of an existing lot into a two lot subdivision on 0.5447 acres with a variance from L.D.C. 25-4-175 to allow a flag lot for the property located at 11603 Tedford Street (C8-2017-0283.0A - Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1) and directing staff to re-notice the case and place the item on the next available Zoning and Platting Commission agenda after notice has been sent. (Sponsor: Commissioner Evans; Co-Sponsor: Commissioner Tatkow)

The motion by Commissioner Evans, seconded by Commissioner Tatkow to postpone the item to February 19, 2019 was lost on a vote of 4-3. Chair Kiolbassa and Commissioners Denkler and Greenberg voted nay.

Item withdrawn by Co-sponsors.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, February 5, 2019 at 6:40 p.m.**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.